

July 27, 2006

Housing Methodology Committee Members  
ABAG RHNA Staff  
ABAG  
P. O. Box 2050  
Oakland, CA 94604

Dear Committee Members and ABAG Staff:

I am writing to you as a member of the Housing Methodology Committee, representing Contra Costa County, and as a Council Member from the City of Walnut Creek. I am unfortunately unable to attend today's Committee meeting, so I'm using this letter to identify a concern I'd like the Committee to address.

Currently each City's Regional Housing Needs Assessment (RHNA), as determined by ABAG, incorporates the projected housing needs for the years 1999 to 2006 within each City's jurisdictional limits and 75% of the projected housing needs of the unincorporated County lands that fall within each City's sphere-of-influence. I'm requesting that this methodology not be employed in our next RHNA process, at least not universally.

Clearly there are some counties within ABAG's membership that do not allow any significant levels of development outside of City limits; in which case a policy of burdening the sphere-of-influence City with a portion of the County housing demand is logical. This is not, however, the case within Contra Costa County.

The portions of Contra Costa County that surround Walnut Creek and lie within our sphere-of-influence include the Pleasant Hill BART Transit Village (which under a County approved specific plan anticipates a total of 1,114 jobs and 549 housing units) as well as many pockets of property where suburban level residential development continues to occur. Consequently, burdening Walnut Creek with a share of Contra Costa County's RHNA assignment, when the City has no control over the developments, is illogical and unfair.

Therefore, Walnut Creek respectfully requests that none of Contra Costa County's fair-share housing allocation numbers be assigned to the City of Walnut Creek. If any percentage of Contra Costa County's fair share number is assigned to Walnut Creek, we

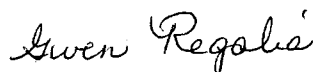
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request that the City be able to set density and development intensity for County properties in our sphere and that the City be allowed to count any affordable and market rate residential units built outside our City limits but within our sphere-of-influence towards meeting our RHNA numbers.

I realize no decisions on this topic will be made today, but I wanted to use today's meeting as a chance to make the Committee members and ABAG staff aware of Walnut Creek's concern. Thank you for taking the time to read this letter.

If you have any questions, please call me at 925/934-6313 or e-mail or call Valerie Barone, Walnut Creek's Community Development Director, at [barone@walnut-creek.org](mailto:barone@walnut-creek.org) or 925/256-3535.

Sincerely,



Gwen Regalia  
Walnut Creek City Council Member  
HMC Member (Representing Contra Costa County)

cc: Contra Costa County Board of Supervisors  
Walnut Creek City Council  
Julie Pierce (HMC for Contra Costa County & Councilmember Clayton)  
Philip Woods (HMC for Contra Costa County & Principal Planner Concord)  
Mike Parness, City Manager, City of Walnut Creek  
Paul Valle-Riestra, City Attorney, City of Walnut Creek  
Valerie Barone, Walnut Creek Community Development Director